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COASTAL ZONE
INFORMATION CENTER

TOWN OF
SUNSET BEACH, NORTH CAROLINA

LAND USE PLAN

PREPARED BY THE
SUNSET BEACH TOWN COUNCIL

SHELTON TUCKER, MAYOR

AND THE

SUNSET BEACH PLANNING BOARD

MRS. FRANCES KANOEY, CHAIRWOMAN

N.C. Coastal Resources Commission

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TECHNICAL ASSISTANCE PROVIDED BY

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I. Introduction

"Let's go to the beach!" This is a suggestion, request, or demand heard throughout North Carolina and indeed throughout many states as spring and summer approach. For those living at or near the coast it may mean a walk to the strand or a one day visit to a local beach. For those living further away, it may mean a weekend trip or a week long vacation to the coast and for some it means moving into the summer cottage for a stay of from one to three months. To the permanent residents of Sunset Beach the "season" means many different things--economic benefits for the commercial interests, increased recreational activities, an influx of tourists--some old friends and some new friends, increased levels of public service needed to provide for a safe, clean and enjoyable beach. To some the "season" is a time of good business. To others it is a time to relax and enjoy the good weather, good food, and a stay at the beach. And to still others it is a time when the quiet and solitude of "this beach" is broken by the mass of people who stay up late, get up early, tramp across the sand dunes, leave trash and litter everywhere and, in general, spoil the beauty of the area.

In 1974, the North Carolina General Assembly recognizing the view points expressed above passed the Coastal Area Management Act of 1974. In passing the Act (CAMA) the General Assembly declared, ". . . that among North Carolina's most valuable resources are its coastal land and waters. The coastal area, and in particular the estuaries, are among the most biologically productive regions of this State and of the nation. Coastal and estuarine waters and marshlands provide almost 90 percent (90%) of the most productive sport fisheries on the east coast of the United States."

"In recent years the coastal area has been subjected to increasing pressures which are the result of the often conflicting need of a society expanding in industrial development, in population, and in the recreational aspirations of its citizens. Unless these pressures are controlled by coordinated management, the very features of the coast which make it economically, esthetically, and ecologically rich will be destroyed."

The Coastal Area Management Act calls for ". . . a comprehensive plan for the protection, preservation, orderly development, and management of the coastal area of North Carolina."

"In the implementation of the coastal area management plan, the public's opportunity to enjoy the physical, esthetic, cultural, and recreational qualities of the natural shorelines of the State shall be preserved to the greatest extent feasible, water resources shall be managed in order to preserve and enhance water

quality and to provide optimum utilization of water resources; land resources shall be managed in order to guide growth and development and to minimize damage to the natural environment, and private property rights shall be preserved in accord with the Constitution of this State and of the United States."

The Act is in four parts, each dealing with one aspect of a comprehensive management program. The four parts are: Organization and Goals, Planning Processes, Areas of Environment Concern, and Permit Letting and Enforcement.

Part one, Organization and Goals, establishes the fifteen member Coastal Resources Commission with an advisory council composed of members with special technical backgrounds from both State and local government. The Coastal Resources Commission members are all residents of the twenty county coastal area and are appointed by the Governor from a list of nominees from the local governments involved in the coastal area. The goals stated in the Act are:

- (1) to provide a management system capable of preserving and managing the natural ecological conditions of the estuaries, the dunes and the beaches;
- (2) to insure that the development or preservation of the land and water resources is consistent with the land and water capabilities;
- (3) to insure the orderly and balanced use and preservation of our coastal resources on behalf of the people of North Carolina and the nation; and
- (4) to establish policies, guidelines, and standards for the use, protection, and development of our coastal lands and waters

Part two, Planning Processes, establishes the authority of the CRC to prepare guidelines for local land use plans and delegate to local government the responsibility to prepare its own land use plan consistent with the guidelines.

Part three, Areas of Environmental Concern, gives the Coastal Resources Commission the authority to adopt and designate Areas of Environmental Concern. Once these AEC's are established the local land use plans will be used as guides in the issuance of permits for development in the designated AEC's.

Part four, Permit Letting and Enforcement, establishes the criteria for enforcement of the land use plans within Areas of Environmental Concern. Any development within an Area of Environmental Concern must have a permit. The Act does not require permits for development outside Areas of Environmental Concern. The Act requires the following projects in areas of environmental concern to obtain a permit

from the Coastal Resources Commission: those projects currently needing state permits; those of greater than 20 acres in size; those that involve drilling or excavating natural resources on land or under water; those which involve construction of one or more structures having an area in excess of 60,000 square feet will require a permit from the Coastal Resources Commission. Local governments will establish regulations for what types of developments in Areas of Environmental Concern will need permits from them.

Development plans must be consistent with the land use plans in order to receive a permit under part four. Under this section local governments may be allowed to issue permits for minor developments but major development permits will be issued by the Commission.

Prior to enactment of the Coastal Area Management Act in 1974, the town of Sunset Beach had already begun to develop a land use plan. This initial plan, prepared by the Sunset Beach Planning Board with assistance from a professional planner was drawn up in anticipation of the CAMA and addressed some, but not all, of the requirements of the Guidelines that were adopted by the CRC. The initial plan has been revised, updated consistent with the requirements of the CRC and will be available at Town Hall for review and study.

II. DESCRIPTION OF PRESENT CONDITIONS

A. Population and Economy

Population

The 1970 U.S. Census indicates that the permanent population of Sunset Beach was 108. Past population figures are not available because the Town was not incorporated until 1963. Age and Sex distribution characteristics shown below are based on Fifth Count information provided by the Bureau of Census and also shows a total of 122 persons.

Age, Sex Distribution: 1970 Sunset Beach

	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>Percent</u>
under 5	4	0	4	3%
5-9	0	0	0	--
10-14	0	21	21	17%
15-19	0	4	4	3%
20-24	6	5	11	9%
25-34	6	6	12	10%
35-44	11	15	26	21%
45-54	12	11	23	19%
55-64	7	9	16	14%
65-74	5	0	5	4%
over 75	0	0	0	--
	<u>51</u>	<u>71</u>	<u>122</u>	<u>100%</u>

1973-1974 Population Estimates

	<u>1973¹</u>	<u>1974¹</u>
Sunset Beach	130	140

¹As of July 1 according to N.C. Department of Administration.

From the Age, Sex Distribution table above it can be seen that the median age in Sunset Beach is around 37 years compared to 26.5 years for the State. This median age (the point at which half the population is older and half are younger) seems to indicate that the Sunset Beach area tends to attract an older population.

It is known that several families living in Sunset Beach commute to employment in the Grand Strand Area of Myrtle Beach, South Carolina. Spillover from the highly urbanized development to the southwest should result in an in-

crease in population from those families seeking a quiet, residential-oriented community close to an employment center.

Economy

By far the most dominant "industry" in Sunset Beach is tourism. The summer season sees an influx of absentee property owners and rental guests. According to a survey of local realtors, conducted by the Brunswick County Planning Department, there are 126 houses containing 136 rental units being handled by agencies in Sunset Beach. In addition, there are 42 motel units. The full occupancy capacity of the rental units and the motel unit is 1442 or approximately 9 persons per rental and 5 per motel unit. Figures are not available to indicate the number of owner-handled rental houses that are utilized

The three tables below indicate the occupation characteristics, family income distribution, and personal income characteristics for Sunset Beach in comparison with the county and State. A comparison of occupations indicates residents of Sunset Beach are above the county in: construction; transportation; communication, etc.; wholesale and retail; and finance, insurance and business repair. They rank below the county in: manufacturing; health, education etc.; public administration; and other industries. Income distribution in Sunset Beach is centered around the \$4,000-\$9,999 range (77%) and in the \$25,000-49,999 bracket (23%). The median family income (half above/half below), the mean (total divided by number of families) and the per capita (total income divided by total population) are all considerably higher than the county while the median family income compares with the N.C. figure. The poverty level figures (based upon the U.S. Census) indicate no families or individuals in town are below the level established for Brunswick County.

(1969) OCCUPATION BY INDUSTRY OF EMPLOYED PERSONS 16 AND OVER

	<u>Sunset Beach</u>	<u>Brunswick</u>	<u>North Carolina</u>
Construction	13 (19.4)	1147 (14.7)	6.7%
Manufacturing	6 (9)	2031 (25.9)	35.4%
Transportation, Communications			
Utilities and Sanitation	15 (22.3)	757 (9.7)	5.6%
Wholesale and Retail	16 (23.8)	1384 (17.7)	17.6%
Financial, Insurance, Business and Repair	5 (7.5)	367 (4.7)	5.6%
Health, Education, Welfare, Legal and Miscellaneous Professional Services	5 (9)	854 (10.9)	14.2%
Public Administration		378 (4.8)	3.5%
Other Industries (Agriculture, Forestry, Fisheries, mines, Personal Services)	6 (9)	910 (11.6)	11.4
	<u>67 (100%)</u>	<u>7828 (100%)</u>	<u>100%</u>

Source: U.S. Census 1970

(1969) Distribution of Income for Families

	<u>Sunset Beach</u>	<u>Brunswick</u>	<u>North Carolina</u>
Less than \$1,000	0 (%)	334 (5.4%)	3.4%
\$1000 - 1999	0	540 (8.7)	5.4
2000 - 2999	0	432 (7.0)	5.7
3000 - 3999	0	449 (7.2)	6.5
4000 - 4999	10 (19.2)	593 (9.7)	7.2
5000 - 5999	0	548 (8.8)	8.0
6000 - 6999	12 (23%)	496 (8.0)	7.8
7000 - 7999	6 (11.6)	362 (5.8)	7.7
8000 - 8999	6 (11.6)	436 (7.0)	7.6
9000 - 9999	6 (11.6)	426 (6.9)	6.9
10000 - 11999	0	665 (10.7)	11.7
12000 - 14999	0	411 (6.6)	10.6
15000 - 24999	0	407 (6.6)	9.0
25000 - 49999	12 (23%)	84 (1.4)	2.0
Greater than \$50,000	0	15 (0.2)	0.5
	52 (100%)	6198 100%	100%

Source: U.S. Census 1970

(1969) Personal Income Characteristics

	<u>Sunset Beach</u>	<u>Brunswick County</u>	<u>North Carolina</u>
Median Family Income	\$7,666	\$6,409	\$7,774
Mean Family Income	13,668	7,468	8,872
Per Capita Income	5,825	2,010	2,492
Persons below poverty level	0	27.7%	20.3%
Families below poverty level	0	22.9%	16.3%

Source: 1970 Census

B. Existing Land Use

The existing Land Use Map accompanying this text together with the table below illustrate the general use of land in Sunset Beach. The field survey was conducted by personnel from the North Carolina Department of Natural and Economic Resources, Division of Community Assistance.

Existing Land Use June - 1975

Use	<u>Acres</u>	<u>Percentage of Developed Land</u>	<u>Percentage of Total Area</u>
RESIDENTIAL	64	46	3.4
COMMERCIAL	4	3	.2
TRANSPORTATION, COMMUNICATIONS AND UTILITIES	2	1	.1
. Streets	68	49	3.6
GOVERNMENT AND INSTUTIONAL, CULTURAL, ENTERTAINMENT, AND RECREATION	2	1	.1
TOTAL DEVELOPED	140		7.4
UNDEVELOPED LAND	346		18.2
WATER			74.4
WETLAND	1414		
BEACHES			
TOTAL AREA	1900		100

Source: Soil Conservation Service Aerial Photos 2/72
N.C. Department of Transportation Aerial Photos 12/74
N.C. Department of Natural and Economic Resources,
Division of Community Assistance Field Survey
Acreages computed from 1"=400' scale map with com-
pensating Polar Planimeter

Existing land use in the extraterritorial area consists of two small areas of developed land at the east and west ends of town. On the west, at the junction of Secondary Road 1164 and Shore Line Drive is a small motel, a combination gas-grocery store, four (4) homes and a boat sales shop. The area is known as Bonaparte Landing. North on SR 1164 is the newly incorporated community of Shady Forest and a mobile home subdivision which currently has only four units within the planning jurisdiction. Development on the east end consists of four mobile homes, four houses and a seafood store located on SR 1162 at Gause Landing. The vast majority of land in the extraterritorial area is

in forestry.

Residential Land Use

The 64 acres of residential land use contain 237 dwellings. According to the 1970 U.S. Census, there were 173 housing units in Sunset Beach indicating an increase of 64 units since 1970. Most of these homes are seasonally occupied (81 percent) while 19 percent are occupied year-round.

Undeveloped Land Available for Residential Uses

This includes vacant subdivided land and unsubdivided land scheduled for residential development. This land (347 acres) represents the available growth potential within the present Town limits.

Commercial

This category includes restaurants, fishing piers, motels and apartments, grocery/gas stations, beauty shops, and real estate offices. These uses are concentrated on two areas - at the intersection of Sunset Boulevard and Shore Line Drive and at the intersection of Main Street and Sunset Boulevard.

Transportation, Communication, and Utilities

Small lots located on parallel streets have created a 13 mile network of streets and roads. Street maintenance is a problem here as in other beach towns. Routine maintenance is complicated by blowing sand and eroding roadbeds. The Fire Station, Town Maintenance Building and water tank site account for the remainder of land in this category.

Governmental and Institutional

Governmental land uses include the Town Hall.

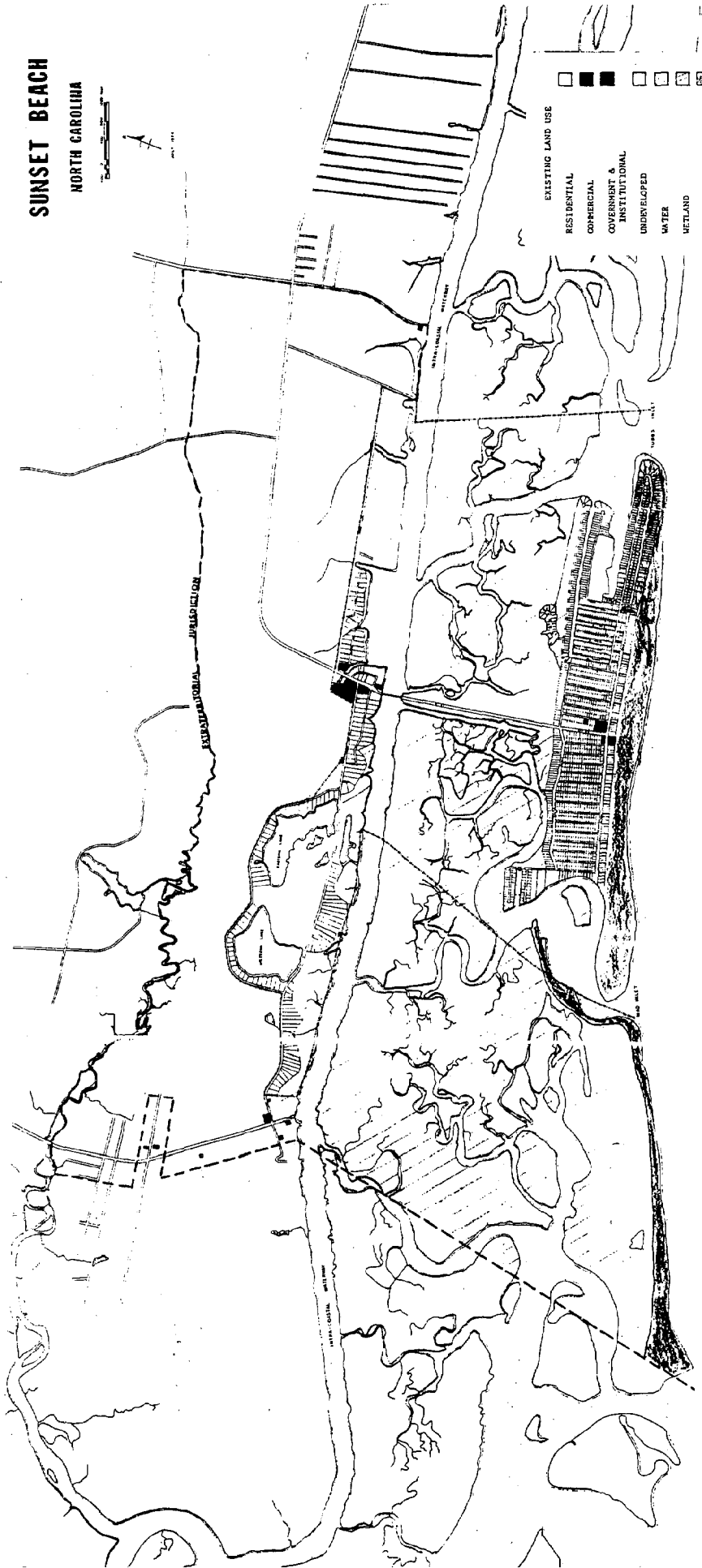
Cultural, Entertainment and Recreation

There are currently no land uses in this category that are separable from other classifications. The beach area is included in a separate category below as are the marshes and waterways. Access ways to the strand exist at the head of each street and at various other places along the ocean front. These are included within the street right-of-ways. Some recreation area is provided at the fire station site but this is secondary to the primary use of the land.

SUNSET BEACH NORTH CAROLINA



1" = 100'



EXISTING LAND USE

- RESIDENTIAL
- COMMERCIAL
- GOVERNMENT & INSTITUTIONAL
- UNDEVELOPED
- WATER
- WETLAND

Beach, Marsh, and Waterways

This is by far the largest category of land in Sunset Beach with some 1,414 acres. This includes the beach and dune area which is more than two (2) miles long and 400 to 800 feet wide (approximately 160 acres) and the tidal marsh and waterways.

Compatability Problems

No significant compatability problems exist between the man-made land uses in Sunset Beach. The Town began as a development project by a single developer. Lots were laid out and designated as commercial or residential. Deed restrictions were enacted to cover all lots specifying the allowable land use.

Problems due to minimum lot size do exist at this time because of the lack of public water and sewer systems. These problems stem from a lack of knowledge about environmental problems when the development was begun. Conflict between man and the environment exists with relation to the use of shallow, individual wells and individual septic tanks, not so much at the present, but certainly, as more development takes place and as the population increases. Other problems involve development near Tubbs Inlet to the east and Mad Inlet to the west.

C. Current Plans, Policies, and Regulations

Sunset Beach has had an active planning program since 1973. Prior to that time certain planning and land use related ordinances had been adopted, these include: Zoning Ordinance, N.C. State Building Code, and Flood Insurance regulations. The following documents and plans have been prepared by the Town:

<u>Document</u>	<u>Date</u>
Zoning Ordinance	1972
N.C. Building Code	N.A.
Extraterritorial Jurisdiction Ordinance	Jan. 1974
Land Development Plan (701)	Sept. 1974
Zoning Ordinance Revisions	under study
Engineering Report - Water System	1973
201 Wastewater Facilities Study	underway
Flood Insurance Ordinance	1974
Brunswick County Septic Regulations	N.A.
Brunswick County Dune Protection Ordinance	N.A.
Capital Improvements Budget	

The chief enforcement officer for the Town-enforced regulations is the Building Inspector. He is responsible for the building code, zoning ordinance, and

the Flood Insurance Ordinance. The County Health Department enforces septic tank and well site regulations. The County Dune Protection Officer covers the Sand Dune Ordinance and the N.C. Department of Natural and Economic Resources enforces the State Sedimentation Control Act and local dredge and fill permitting.

III. Public Participation Activities

Public participation in the local land use plan is mandated by the Coastal Resources Commission. For any plan to be effective it must reflect the needs and desires of the local citizens. To this end the initial plan was based upon a Land Development Survey which was sent to permanent residents and absentee property owners, to determine their views as to the course of development they preferred for Sunset Beach and to establish certain goals for the future of the town. The survey resulted in a return of some 70 percent of those sent out. The goals and objectives thus developed were presented and discussed at several public meetings with good attendance. Included in these meetings were discussions of probable Areas of Environmental Concern and proposed land uses which will be presented further below.

It should be pointed out that with the small population (140) of the town, any meeting attended by both the Planning Board and the Town Council represents a fair percentage of the 53 families on the beach.

A. Major Land Use Issues - Sunset Beach is a quiet community with summer vacation homes for those who like to be "away from it all". There is no hustle and rush to life here even in the summer.

Results from the survey and the public meetings indicate that the major land use issues are over future development.

Lack of a public water system is of most importance. Present development must rely on individual wells and septic tanks. Given the small lot size (5,000 sq. ft.) on the island part of town a community water system is necessary. The town is scheduled to participate in Phase II of the Brunswick County Water Program but there is no firm date for delivery of water. The plans call for Sunset Beach to install distribution lines and purchase water from the county.

Commercial development or family type beach is a major land use issue with both permanent residents and absentee property owners. Family type beach is wanted in both cases but by only slightly more than half the permanent residents while the absentee owners favor the family beach concept overwhelmingly. This is an indication of differing viewpoints with residents seeing the beach as a year-round living, work and playing environment, while the absentee owner sees the beach as a vacation environment. Other land use issues include zoning enforcement, street maintenance,

and lack of adequate parking. Non-land use issues but important nevertheless include the need for better police and fire protection. There does not appear to be any severe impact within the planning period that can be attributed an increase in the permanent population which has increased from 108 in 1970 to 140 in 1974--an average of eight persons per year. The seasonal population, now estimated at about 1,800 is expected to increase to 2,500-3,000 people by 1985.

Housing in Sunset Beach is generally constructed by contract--that is each home is contracted by the prospective purchaser. Little or no speculative housing construction has taken place and given the nature of the community none is likely to occur in the near future.

Conservation and protection of the waters and marshland which occupy over 1400 acres in Sunset Beach is an issue of major importance and one which affects every citizen and property owner in the community. The value of the marshland and waters both economically and ecologically is extremely high. The CAMA requires that development be "consistent with the capability of the land and water for development" . . . based on ecological considerations. Simply stated, development cannot exceed the ability of the land and waters to accommodate it without destroying the natural environment. What this means for Sunset Beach is that if full development of the area for residential land use is desired some type of central sewage treatment system will be required. Initial planning for the needs of the area will soon be underway but it will be some time before sufficient information or expected needs and probable costs are available. Current trends in funding of sewerage systems indicate that the major portion of the system's cost will have to be paid by the town.

B. Alternatives for Development - As indicated in the issues section, several alternatives were posed--development as a family type beach with sufficient commercial uses to serve the community; development as a "resort-commercial" beach; high density development; or no increase in the current rate of development.

Each of these alternatives have certain costs associated with them --economic, ecologic, and social costs. But there are also benefits to be gained from each. Some examples of each are given below:

<u>Alternative</u>	<u>Cost</u>	<u>Benefit</u>
1. Low density family beach	\$ per unit of services is highest (water, sewer, etc.)	quiet, uncrowded, natural environment protected better

<u>Alternative</u>	<u>Cost</u>	<u>Benefit</u>
2. Resort-Commercial Beach	higher level of Services needed sooner environmental quality of Beach degraded	\$ per unit of Services is lower
3. High density Residential	higher level of Services needed sooner	\$ per unit of Services is lower
4. Current Development Rate	\$ per unit of Services is higher	Time span for needed Services is longer

There are, of course, other costs and benefits to be derived from the alternatives listed, and under normal circumstances, should be considered when determining, which alternative to pursue. As was mentioned in the section on Current Plans, Policies, and Regulation, most of the land in Sunset Beach is subject to restrictive covenants with regards to type and amount of development. For this reason the only alternative available at this time is to continue the current development rate.

C. Land Use Goals, Objectives, and Standards - The goals and objectives formulated as a result of the surveys and public meetings are guides to the future of Sunset Beach. They should be reviewed annually and progress noted. If conditions and attitudes change, then these goals and objectives may need to be modified or changed to meet community needs and priorities.

Goal

To create desirable living areas which will harmonize with the natural surroundings.

Objectives

- (1) Continue to maintain adequate beach access areas for all future residential development.
- (2) Prevent destruction of the existing sand dunes and vegetation by strict enforcement of the County Dune Protection Ordinance.
- (3) Establish a water and sewer system as soon as possible.
- (4) Maintain eligibility in Federal Flood Insurance Program by adopting and enforcing the necessary codes and ordinances.
- (5) Qualify as a local permit letting agency under the Coastal Area Management Act.

Goal

Promote sufficient commercial activity to strengthen the tax base and insure orderly growth.

Objectives

- (1) Encourage convenience type stores to locate in Sunset Beach.
- (2) Group commercial activities in existing areas of commercial uses by proper zoning.
- (3) Insure adequate vehicular ingress and egress and sufficient parking at such commercial uses.

Goal

Supply adequate community facilities for all future development.

Objectives

- (1) Complete planned water system as soon as possible and begin planning for sewer system.
- (2) Expand and upgrade all Town services as needed for future development.
- (3) Actively seek and apply for any and all Federal and State grants to assist in providing needed services to the citizens of Sunset Beach.

Development Standards

Residential areas should:

- Have public water and sewer service within corporate limits
- For new development, have minimum lot sizes where community/public water and sewer service is unavailable-20,000 square feet; feet, if either water and sewer facilities are available, but not both - 15,000 square feet.
- Be bound but not crossed by major streets.
- Construct utilities including electric and telephone lines underground, where the groundwater table prohibits underground electric wires, utility poles should follow rear property lines.
- Not locate in flood prone areas or in the case of beach communities should be above minimum building elevation and flood proofed as determined by HUD-Federal Insurance Administration.

Commercial areas should:

- Locate near intersections of major streets to better serve trade areas.
- Not be permitted to develop in strips, but rather in compact, grouped, functional units.
- Provide adequate off-street parking with designated entrances and exits.
- Have adequate space; neighborhood shopping centers should range from 3 to 6 acres in size while for community shopping centers from 10 to 30 acres in size.
- Have compatible signs which do not obstruct sight.

Recreation areas should:

- Be located so as to be available to a wide range of people.
- Provide a variety of activities to interest more than one segment of the population.
- Be compatible with surrounding land uses.

D. Process Used to Determine Goals and Objectives

The following is an excerpt from the Land Development Plan prepared for Sunset Beach prior to the passage of the Coastal Area Management Act:

"A Land Development Survey was sent to permanent residential and absentee property owners to determine their views as to the course of development they prefer for Sunset Beach, and to establish certain goals for the Town to pursue. The survey resulted in some definite goals for Sunset Beach with a return of 70 percent of those sent out. The in-town residents favor remaining a family beach by a 51 percent majority and oppose commercial development by the same ratio, however, most were in favor of more convenience stores for local residents. The out-of-town response was overwhelming in support of remaining a family type beach.

Seven questions were asked concerning a water system, the fire department, public works, police, life guard service, full-time operation of the Town Hall, and being taxed to improve these services. Support varied among all questions. However, a clear majority of those responding were in favor of the services and indicated support of the cost of providing such services."

The survey was sent to every resident of the beach and to approximately 100 families who comprise the Sunset Beach Property Owners Association. Realizing the survey, although highly successful, did not fully comply with the requirement for public participation under the CAMA Guidelines for Local Planning, the Sunset Beach Planning Board and Town Council began to hold regular scheduled monthly public meetings with telephone notice to the citizens of the beach. Prior to submission of a draft synopsis to the Coastal Resources Commission in March 1976, a public meeting to discuss approval of the Land Use Goals, Objectives, and Standards was held.

E. Methods Employed in Public Participation

Public participation has been broken into two subsections: Education (the Process of informing the public) and Involvement (the process of absorbing the people into the planning program). The Coastal Resources Commission has published a booklet entitled, Handbook on Public Participation, which contains recommendations concerning the most effective methods to employ when seeking widespread participation of the public in the planning program. In addition, each locality's public participation program is monitored periodically by the staff of the Coastal Resources Commission to insure that certain standards are being met.

The goal of the public participation program is to generate some commentary concerning the future of the town from each citizen and public agency and to transform these comments into a statement of local land use issues, objectives, policies and standards. The education phase of the program has utilized posters, pamphlets, newspaper articles about CAMA, and public meetings. The involvement phase has included the Town Council, Planning Board, administrative officials, and private citizens.

The survey mailed out served as a starting point in developing a draft statement of goals and objectives for discussion at meetings held monthly at the Town Hall. Attendance at these meetings, held on the second Wednesday, ranged from five to as many as 45 and usually represented the majority of families living in town. Additionally, the planner met with local citizens on several occasions to discuss progress in developing a final draft of this report.

IV. Constraints

A. Land Suitability

The following is an analysis of the general suitability of the undeveloped lands within the Sunset Beach Planning Area for development. Consideration has been given to the following factors:

- 1) Physical Limitations
- 2) Fragile Areas
- 3) Areas with Resource Potential

Several areas which are discussed in this section may be designated as areas of Environmental Concern. In the event this occurs, those lands will be subject to the requirements specified by the Coastal Resources Commission for AEC's.

1) Physical Limitations for Development

a) Hazard Areas

- (1) Man-made Areas - There are no man-made Hazard areas on Sunset Beach.
- (2) Natural Areas - Natural hazard areas include coastal flood areas, which are subject to flooding from hurricanes and high tides, and coastal inlet lands which are subject to erosion and movement. The ocean shoreline at Sunset Beach is accreting at about 7 feet per year rather than eroding. The Flood Hazard Boundary Map shows the extent to which Sunset Beach is subject to flood hazards.

Sunset Beach has two inlets - Mad, to the west and Tubbs to the east. The following material is extracted from A Historical Review of Some of North Carolina's Coastal Inlets, by Jay Langfelder, Tom French, Richard McDonald and Richard Ledbetter, of the N.C. State University Center for Marine and Coastal Studies:

MAD INLET

Description

Mad Inlet is the southernmost inlet in North Carolina and is also one of the smallest inlets on the North Carolina coast. Its average width is approximately 400 to 800 feet. It is bounded on the south by Bird Island and on the north by Sunset Beach. Bird Island to the south of the inlet consists of a low sandy area which is subjected to periodic flooding during periods of high tide. It generally lacks vegetative cover and appears to be easily erodible. Sunset Beach to the east generally consists of somewhat higher ground.

Mad Inlet presently has an "S" shaped configuration and is extremely long compared to its width. The major flow through Mad Inlet comes from the marshes directly behind the inlet and from two drainage channels, Blane Creek and Salt Boiler Creek, which drain the inlet and also connect with the Intercoastal Waterway to the north.

Migration Trends

The general trend of Mad Inlet has been to migrate from the east to the west. As the length of the Inlet becomes excessive, and probably associated with a storm condition, a breakthrough can occur to the east. This produced the sand island that can be seen in the 1956 photography. Since the general littoral drift in this area is to the west, this sand island eventually merges into the high ground to the west. The maximum gorge movement that occurred during any successive increments between photography is about 2813 feet to the east or 444 feet per year between 1949-1956. This movement was caused by a breaching of the Inlet to the north. The net movement of the Inlet from 1938 to 1972 has been 610 feet to the east. It can be noted from the figure that the configuration of the Inlet in 1972 is essentially the same as the configuration in 1949.

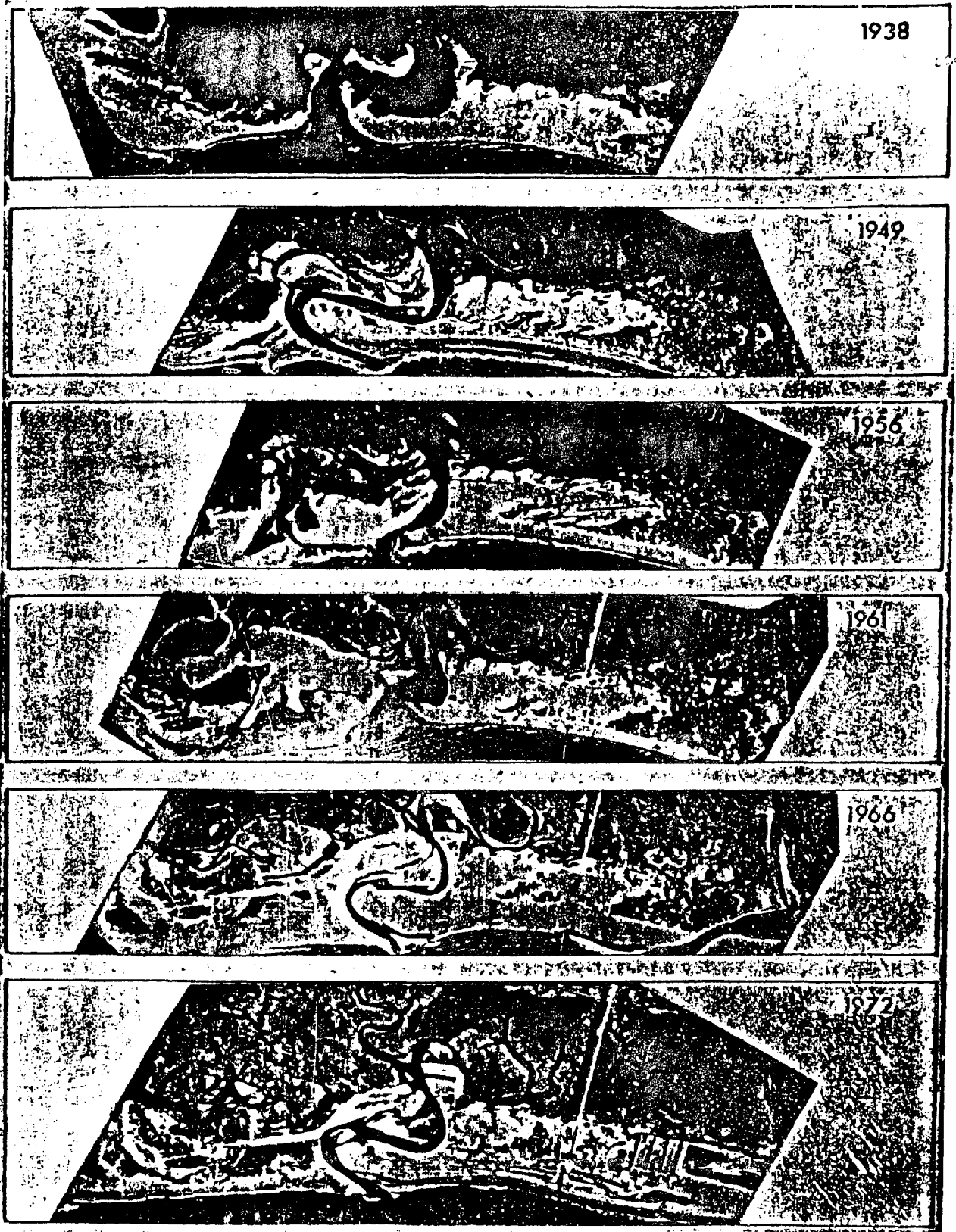
Future Trends

It appears that Mad Inlet will continue to migrate to the west and retain the "S" shape characteristic because of the reversals in littoral drift. Based on the similarity of the position in 1949 and 1972, it appears certain that this Inlet will breach the island to the east and form a new one as was observed in the 1956 photography.

INLET CHARACTERISTICS								
Year	Gorge Width (ft)	Gorge Width Change (ft/yr)	Average Channel Width (ft)	Channel Width Change (ft/yr)	Migration Of Gorge W side (ft/yr)	Migration Of Gorge N side (ft/yr)	Net Gorge Migration (ft/yr)	Net Channel Migration (ft/yr)
1938	660	-9	248	7	12 W	23 W	17 W	7 W
1949	552							
1949	552	29	265	-7	457 N	430 E	444 E	461 E
1956	736							
1956	736	21	333	36	162 W	128 W	145 W	91 W
1961	840							
1961	840	-19	300	-49	204 W	223 W	213 W	237 W
1966	745							
1966	745	57	219	9	84 W	150 W	117 W	96 W
1972	411							

Net Gorge Migration 155(ft) E Maximum Gorge Migration 2813(ft) E (1949-1956)

MAD INLET



APPROXIMATE SCALE: 1" = 3333'

TUBBS INLET

Description

Tubbs Inlet is located just east of Mad Inlet in Brunswick County and is approximately 1450 feet in width. Sunset Beach is located to the west, and Ocean Isle Beach is located to the east. The Ocean Isle Beach is a long, low, narrow sand spit built from the east-west littoral flow. On the Sunset Beach side of the Inlet a low unvegetated sand spit presently exists.

Migration Trends

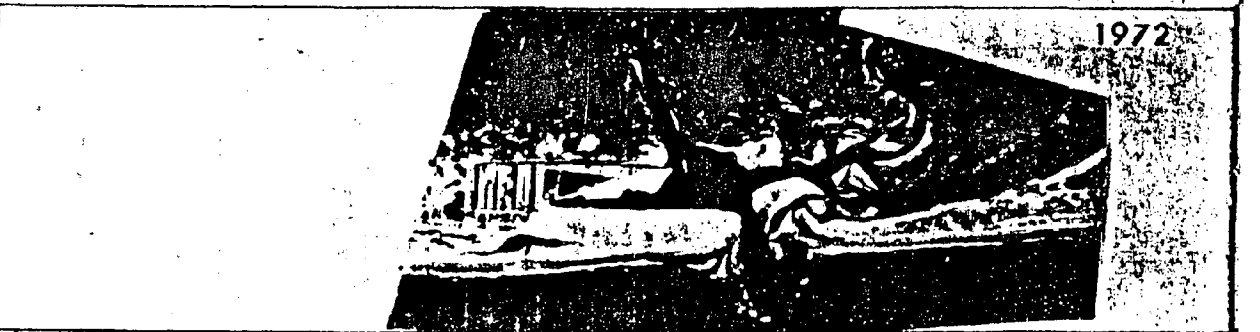
From 1938 to 1966, the Inlet showed a steady westernly migration of over 1800 feet west. During this period, the gorge of Tubbs Inlet was generally decreasing in width, from about 1750 feet in 1938 to 719 feet in 1966. In 1969, the Inlet was dredged closed and later reopened at approximately the same location as the 1938 position or about one half mile to the east. Since the Inlet was reopened in 1969 it appears to be widening.

Future Trends

It is difficult to determine if littoral drift will again cause migrations similar to the previous ones, but it is likely. When migrations occur, they probably will be similar, if not faster, due to lack of vegetation on the west boundary. Therefore, it can be anticipated that the Inlet will migrate to a location similar to its location in 1966.

Year	INLET CHARACTERISTICS							
	Gorge Width (ft)	Gorge Width Change (ft/yr)	Average Channel Width (ft)	Channel Width Change (ft/yr)	Migration Of Gorge W side (ft/yr)	Migration Of Gorge E side (ft/yr)	Net Gorge Migration (ft/yr)	Net Channel Migration (ft/yr)
1938	1754							
1949	985	-66	432	11	7 E	59 W	26 W	15 W
1949	985							
1956	556	-66	368	-41	52 W	117 W	85 W	80 W
1956	556							
1961	865	62	334	37	112 W	70 W	91 W	100 W
1961	865							
1966	719	-31	515	-35	103 W	118 W	110 W	88 W
1966	719							
1972	1452	122	465	-47	*This inlet was closed in 1969 by pumping of dredge spoil and was opened by dredging and blasting later in 1969 at approximately the same location as it existed in 1938.			
Total Gorge Migration (ft) 1849 S/W					Maximum Gorge Migration (ft) 1849 W (1938-1966)			

TUBBS INLET



APPROXIMATE SCALE: 1" = 3333'

b) Soil Limitations

There are four different soil types found in the Sunset Beach area: Coastal Beach, tidal Marsh, Norfolk fine sand and Saint Lucie fine sand.¹ Each of these soils can be rated according to limitations for certain uses. The table below shows the general suitability of each soil type for various forms of land use.

Soil Interpretations-Sunset Beach, North Carolina

	Suitability as Source of		Degree of Limitation For				
	Topsoil	Road Fill	Dwellings	Septic Tanks	Light Ind.	Forestry	Agriculture
COASTAL BEACH	Poor	Good w/ Binder	Moderate ¹	Moderate ²	Moderate	V. Severe	V. Severe
TIDAL MARSH	V. Poor	V. Poor	V. Severe	V. Severe	V. Severe	V. Severe	V. Severe
NORFOLK FINE SAND	Poor	Good w/ Binder	Moderate	Moderate ²	Moderate	Good	Severe
ST. LUCIE FINE SAND	Poor	Good w/ Binder	Moderate	Moderate ²	Moderate	Good	Severe

1. Structures with footing on subsoil.
2. Low filtering action, rapid permeability, excessive density can pollute ground-water.

Source: Brunswick County Soil Conservation Office

To relate this soil data to the Land Development Plan, the Coastal Beach soil is found on the island; the Tidal Marsh includes all the area designated Wetland Water on Figure 1; the Norfolk Fine Sand covers most of the mainland area with the exception of a small area north of the town limits along Secondary Road 1172, which consists of Saint Lucie Fine Sand. An examination of the Soil Interpretation Table indicates that all of the soils have limitations for various uses. On-site soil analysis is recommended for individual land use applications before any major development decisions are made. Such assistance is available from the Brunswick County Soil Conservation Office.

¹Soil Survey of Brunswick County, North Carolina, United States Department of Agriculture, Washington, D.C., 1937.

It should be pointed out the soils data presented here is from very old studies. The U. S. Department of Agriculture, Soil Conservation Service is preparing a more detailed soil survey for the Outer Banks and barrier islands of North Carolina. As this new information becomes available it should be incorporated into the Land Use Plan.

c) Water Supply Area

Located within the Lumber River Basin, all residents in the City of Sunset Beach use groundwater to supply water needs. As no surface supplies are used, Sunset Beach is not in any designated public water supply watershed.

Very little is known about the hydrogeology of Sunset Beach. Three aquifers or aquifer systems are known to exist: the Post-Miocene Aquifer, the Tertiary System Aquifer, and the Cretaceous System Aquifer. The Post-Miocene Aquifer occurs from land surface to an estimated 40 feet BLS, is composed of sand mostly, and stores groundwater under water table and/or semi-artesian conditions. Underlying the Post-Miocene from 40 feet BLS to 75' BLS is a Tertiary System Aquifer composed of limestone which stores water under artesian conditions. From 75 feet BLS to 1340 feet BLS is the Cretaceous System Aquifer, an artesian and flowing artesian aquifer which contains brackish GW in unconsolidated sands. Basement is encountered at 1340 feet BLS.

Nothing is known about the water quality or quantity native to the Post-Miocene and Tertiary System Aquifer.

Natural rainfall does, of course, recharge the Post-Miocene Aquifer; under special conditions the Tertiary System Aquifer is recharged by the Post-Miocene.

Sunset Beach currently has no public water supply. Each individual home has a private well drawing water from a depth of 10'-20'.

d) Steep Slopes

There are no areas within the Sunset Beach Planning Area where the predominant slope exceeds twelve (12%) percent.

2. Fragile Areas - Areas within Sunset Beach which could be destroyed or damaged by inappropriate development include:

- Coastal Wetlands
- Sand Dunes
- Ocean Beaches and Shorelines
- Estuarine Waters
- Public Trust Waters

Each of these areas are described in the Areas of Environmental Concern section below.

8. Capacity of Community Facilities - Sunset Beach provides police protection, garbage pickup, and some administrative services at Town Hall. A volunteer fire department provides fire protection. There are no water and sewer services provided, however, implementation of the Phase II portion of the Brunswick County Water System is expected to be begun within the next eighteen months. Sunset Beach should be able to provide public water within one year after the project is begun. Brunswick County operates a county-wide school system and provides transportation for the children living in Sunset Beach.

V. ESTIMATED DEMAND

A. Population and Economy

The Guidelines for Local Planning require that a population estimate for the next ten years be made and utilized as the basis for determining land and facilities demand and for classifying land areas. Major identifiable economic trends or factors in the economy which might have impact on future land use are required to be examined. Three additional factors to be considered in making population estimates are (1) Seasonal population (2) Local objectives concerning growth, and (3) Foreseeable social and economic change. It should be pointed out that future population estimates are just that -- estimates, especially in small towns. Lack of detailed data on births, deaths, or migration (in or out of the area) renders the most accurate projection method, cohort-survival, unusable.

Using past building permit records, N. C. Department of Administration annual population estimates, and Brunswick County Planning Department projections, the population estimates for Sunset Beach are as follows:

	<u>POPULATION PROJECTIONS</u>						
	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2025</u>
Brunswick County	24,223	35,621	40,382	50,754	59,000	NA	NA
Shallotte Twp.	4,877	5,592	6,339	7,967	9,262	NA	NA
Sunset Beach	108	140	173	206	240	306	471
(Sunset Beach population projections by arithmetic method)							

The southwest Brunswick beaches have recently been identified as being within a population and economic growth corridor extending up the coast from the Greater Myrtle Beach area to the Southport-Wilmington area. This pattern may be seen in the already increasing population of Calabash, N. C. and the recent upward trend in permanent residents of Sunset Beach. There is not expected to be any major economic impact caused by this growth other than an increased tax base. Major commercial and industrial areas will remain focused at the ends of the corridor, but it may be expected that the permanent population and certainly the seasonal population will continue to increase.

Using the factor of approximately 9 persons per rental unit available (established in Section II. A.), and assuming that all the land currently

available for residential development (346 acres) is used at the minimum residential density required by the Sunset Beach Zoning Ordinance, an additional 11,421 people could be housed in Sunset Beach at peak capacity. This figure represents full development and based upon the present trend of about 16 new homes per year, this would occur in approximately 80 years.

The existing water and sewer situation cannot continue to support an increasing number of homes, especially on the island. During a recent dry spell of about a month and a half, several homes were experiencing reduced water supplies from their wells. The water system mentioned earlier will alleviate some of this problem, but within the ten year planning period, a public sewer will become a necessity. Also, as more and more land area is consumed by development and covered with paved streets, houses, and accessory structures that prevent infiltration of rainfall, drainage of storm water becomes a serious threat to nearby marshland. Even with public sewer, urban development can be fatal to the environmentally sensitive wetlands surrounding Sunset Beach.

B. Future Land Needs

The following table indicates future land/use acreage allocations for the year 1985 based upon the "projected" permanent population of the planning area (206) and upon certain other factors such as expressed desires for increased residential activity, the availability of public services, and additional recreational areas.

1985 Land Demand			
<u>Approximate</u>			
	<u>Existing</u>	<u>Population Based</u>	<u>w/factors</u>
Residential	64	94	100
Commercial	4	6	6
Industrial	-	-	-
Transportation, Communication	2	3	3
Utilities			
Governmental-Institutional, Cultural, Entertainment & Recreation	2	3	4 ²
Total Developed	140	174	181
Amount of increase	-	34	41

¹The increase is expected to be needed for the rise in "second-home" construction cited in the Population and Economy section above.

²Reflects an increase in the amount of land desired for recreation by local citizens.

C. Community Facilities Demand

In July of 1973 the Town received plans and cost estimates for the construction of a water distribution system. The cost estimate was \$360,000 including administrative costs. A recent check with the engineers indicated that these costs are still in line at this time and should hold if the project can be implemented this year. Unfortunately, Brunswick County, which is to supply the water, cannot get a commitment from the Farmers Home Administration for funds to begin Phase II of their water project until at least April, 1977.

The County has recently engaged an engineering firm to undertake the studies and develop the plans for the sewerage disposal needs of Sunset Beach, Ocean Isle, Holden Beach, and Calabash area. No date

has been set for completion of the study which is required in order to receive State and Federal funds for sewerage collection and treatment. The Town should be able to absorb the projected ten year growth without a sewerage system, but the plans and specifications should be prepared and the cost estimates kept current in order that the citizens be aware of the costs of future development.

VI. Plan Description

A. Land Classification System - The North Carolina Land Classification System contains five classes of land:

- a. Developed--Lands where existing population density is moderate to high and where there are a variety of land uses which have the necessary public services.
- b. Transition--Lands where local government plans to accommodate moderate to high density development during the following ten year period and where necessary public services will be provided to accommodate that growth.
- c. Community--Lands where low density development is grouped in existing settlements or will occur in such settlements during the following ten year period and which will not require extensive public services now or in the future.
- d. Rural--Lands whose highest use is for agriculture, forestry, mining, water supply, etc., based on their natural resources potential. Also, lands for future needs not currently recognized.
- e. Conservation--Fragile, hazard and other lands necessary to maintain a healthy natural environment necessary to provide for public health, safety, or welfare.

These five classes provide a framework to be used by the town to identify the general use of all lands within the corporate limits. Such a system presents an opportunity for Sunset Beach to provide for its needs as well as to consider those of the whole state. Also, it is a statement of policy on where and to what density we want growth to occur, and where we want to conserve the beach's natural resources by guiding growth.

Applying this classification system to Sunset Beach as shown on the accompanying map, land falls into four categories: transition, community, rural, and conservation. All lands identified as potential Areas of Environmental Concern are shown as conservation. Transition lands are those where the town intends to provide necessary public services to serve existing and projected development.

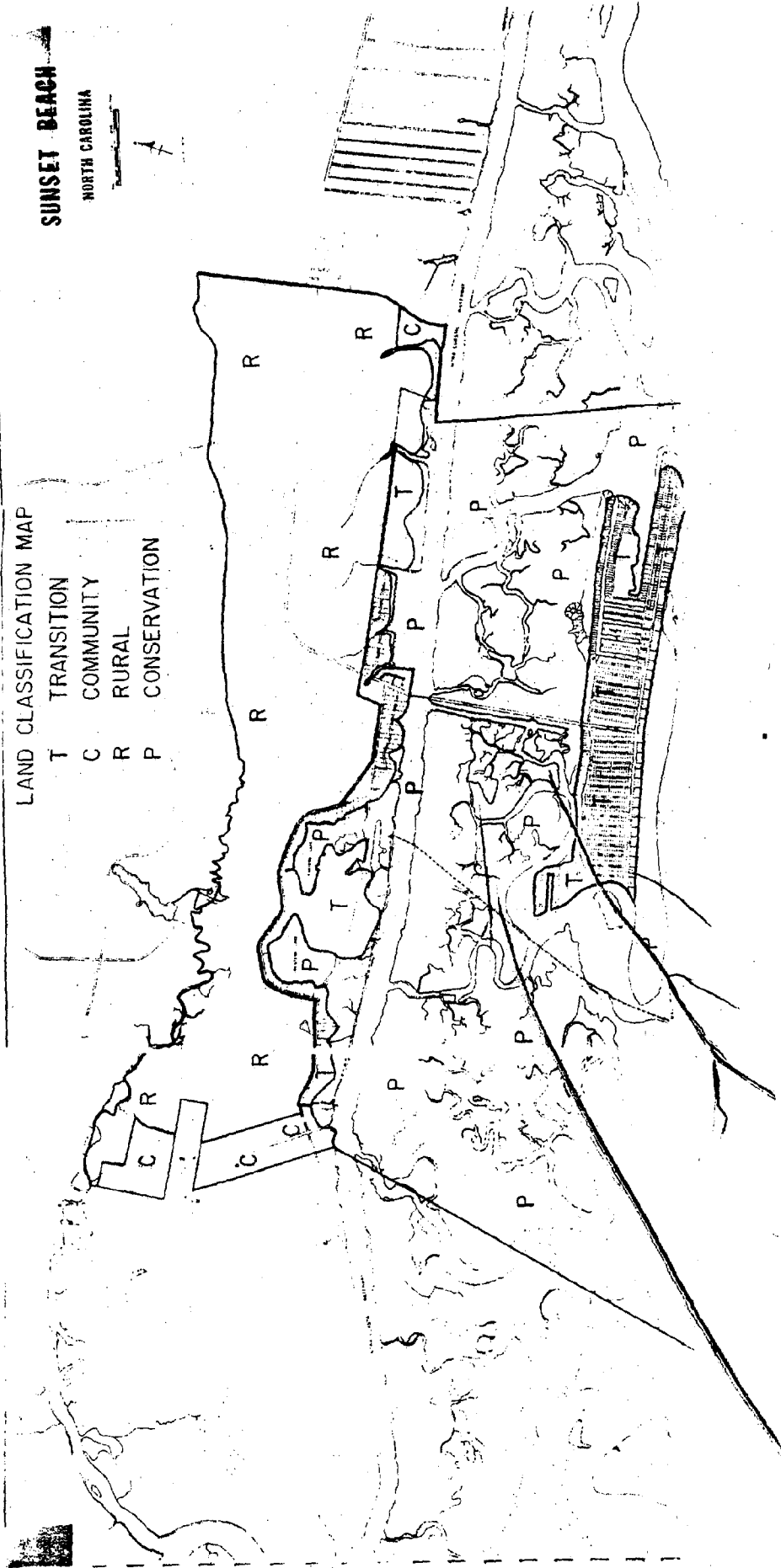
SUNSET BEACH

NORTH CAROLINA



LAND CLASSIFICATION MAP

- T TRANSITION
- C COMMUNITY
- R RURAL
- P CONSERVATION



B. Proposed Areas of Environmental Concern - The Coastal Area Management Act of 1974 requires that local land use plans give special attention to the protection and appropriate development of Areas of Environmental Concern (AEC's). All local governments may suggest these areas and the Coastal Resources Commission (CRC) will have the final responsibility to identify Areas of Environmental Concern acting upon local suggestions and following the statutory guidelines. The identification of AEC's by local governments will serve to assist the Coastal Resources Commission in the ultimate designation of Areas of Environmental Concern and will also provide for use in the local land use plans. The CRC will use the identification applied by local governments for the purpose of analyzing the territorial extent of the various AEC categories.

The identification of AEC's by local governments will not be utilized for purposes of land use control or permit letting. Only final AEC's adopted by the Coastal Resources Commission will be used in the permit letting program. The determination of whether a particular site is within an AEC category will be based upon adopted written descriptions of AEC's and detailed AEC maps. Any development requiring land area over twenty (20) acres or with a building of 60,000 square feet of floor space will require a permit from the CRC if the proposed development is within an Area of Environmental Concern. All smaller developments may be regulated by local governments.

The following AEC's have been identified in Sunset Beach:

1. Coastal Wetlands:

a. Low Tidal Marshland

Description: Low tidal marshland exists primarily below the mean high water line and is subject to inundation by the normal rise and fall of lunar tides. It can be readily identified by one plant species, salt marsh cordgrass (Spartina alterniflora) which grows as the dominant vegetative species.

Appropriate Land Uses:

- 1) Utility easements and facilities where restoration of low marsh conditions will occur upon completion of the project;
- 2) Elevated walkways and piers to navigational channels;
- 3) Access routes for marina facilities;

b. High Coastal Marshland

Description: High coastal marshland is all other marshland which is not low tidal marshland and exists between the upper limits of Spartina alterniflora and those land areas reached by the occasional flooding of the tides. This salt marshland or other marsh zone shall be those areas upon which grow some, but not necessarily all, of the following salt marsh and marsh plant species:

Black Needle Rush	<u>Juncus roemerianus</u>
Glasswort	<u>Salicornia spp.</u>
Salt Grass	<u>Distichlis spicata</u>
Bulrush	<u>Scirpus spp.</u>
Sea Lavender	<u>Limonium spp.</u>
Saw Grass	<u>Cladium jamaicense</u>
Cat-Tail	<u>Typha spp.</u>
Salt-Meadow Grass	<u>Spartina patens</u>
Salt Reed Grass	<u>Spartina cynosuroides</u>

Appropriate Land Uses:

- 1) Elevated walkway and piers to navigational channels;
- 2) Access for marina facilities where such facilities are developed landward of the high marsh boundary;
- 3) Public utility easements and facilities where natural high marsh conditions will be restored upon completion of the projects;
- 4) Ports, docks, marine facilities and channels when such are located and constructed specifically for the public's use,

2. Estuarine Waters:

Description: Estuarine waters are brackish waters which are contained within the boundary of Sunset Beach either in sounds, bays, rivers or tributaries.

Appropriate Uses:

1) Elevated pier and boat docks except in maintained navigable channels;

2) Public utility easements and facilities where the natural conditions will be restored upon completion of the project;

3) The dredging and maintenance of access channels except in productive shellfish beds.

3. Public Trust Areas:

Description: Public trust areas are waterways and lands under or flowed by tidal waters or navigable waters, to which the public may have rights of access or public trust rights and areas which the State of North Carolina may be authorized to preserve, conserve, or protect under Article XIV, Section 5 of the N.C. Constitution.

All waters of the Atlantic Ocean and the lands thereunder from the mean high water mark to the seaward limit of State jurisdiction; all natural bodies of water subject to measurable lunar tides and lands thereunder to the mean high water mark; all navigable natural bodies of water and lands thereunder to the mean or ordinary high water mark as the case may be, except privately owned lakes having no public access; all waters in artificially created bodies of water in which exists significant public fishing resources or other public resources, which are accessible to the public by navigation from bodies of water in which the public has rights of navigation; all waters in artificially created bodies of water in which the public has acquired rights by prescription, custom, usage, dedication or any other means.

Appropriate Land Uses:

- 1) Fishing piers in both ocean and estuarine waters;
- 2) Access for marina facilities,
- 3) Public utility easement;
- 4) Dredging and maintenance of navigation channels;
- 5) Bulkheads, groins and jetties.

4. Excessive Erosion Areas, Coastal Inlet Lands:

Description: Coastal inlet lands are zones of natural migration or those areas adjacent to those water channels across the outer banks which connect the ocean with the estuarine waters. This natural zone of migration covers all areas that are expected to be eroded by future inlets and inlet movement based on existing data and studies.

Appropriate Land Uses:

- 1) Conservation activities;
- 2) Boat landings;
- 3) Small temporary structure for education and recreation purposes;
- 4) Docks and public access easement
- 5) Continuation of present Land Uses under existing subdivisions within this area.

5. Coastal Flood Plains:

Description: Coastal flood plains are defined as the land areas adjacent to coastal sounds, estuaries or the ocean which are prone to flooding from storms with an annual probability of one percent or greater (100 years flood). These areas are analogous to the 100 year statistical flood level on a river. These areas are delineated and identified by the U.S. Army Corps of Engineers in conjunction with flood insurance studies prepared for the Federal Insurance Administration.

Appropriate Land Uses:

All acceptable land uses and developments must meet stringent

engineering standards which will maintain the structures, integrity, stability and safety during a 100 year storm. All forms of development can be undertaken as long as it conforms with the standards set forth in the Federal Insurance Administration Code of Federal Regulations. Title 24, Chapter 10, Subchapter B. The Code puts forth specific requirements which must be met to maintain safety during the flood surge of a 100 year storm. All developments which do not meet these specific Federal requirements will not be acceptable land uses.

6. Ocean Beaches:

Description: Ocean beaches and shorelands are defined as land areas without vegetative covering, consisting of unconsolidated soil material that extends landward from the mean low tide to a point where any one or combination of the following occur: (1) vegetation or (2) a distinct change in predominant soil particle size or (3) a change in slope or elevation which alters the physiographic land form.

Appropriate Land Uses:

- 1) Fishing piers which are elevated enough to allow lateral access along the beach front;
- 2) Utility maintenance;
- 3) Conservation measures when such measures are in the public interest.

7. Coastal Dune Lanes:

Description: Coastal dune lands are defined as ridges or mounds of loose wind blown material, usually sand, which begin at the landward margin of the frontal dune and extends inland as one or more series of sand mounds and trough areas until it reaches either a line of estuarine water encroachment or inland soil types. They can be barren, partially or completely vegetated with grasses or woody vegetation.

Appropriate Land Uses:

Acceptable land uses must be those developments that can be safely undertaken utilizing recognized engineering practices such as the use of pilings to decrease destruction of dunes and thus limit the chance of flood damage. Also sound site preparation and site maintenance techniques must be used to minimize unnecessary damage of the dunes from wind and waters should the development be allowed.

Appropriate land uses are limited to the following:

- | | |
|----------------|-----------------|
| 1) Residential | 3) Governmental |
| 2) Commercial | 4) Recreational |

All allowable land uses should be designed so as to limit as much as possible the removal of the natural vegetation.

a. Man-Made Dune Lands

Description: The subcategory man-made dune lands are artificial extensions of natural coastal dune lands which are usually made to increase the landward margin of the barrier island as a result from reclamation and deposition of dredge spoil and bar materials.

Appropriate Land Use:

- 1) Single and multi-family residential;
- 2) Commercial;
- 3) Governmental;
- 4) Recreational.

b. Frontal Dunes

Description: The subcategory frontal dunes are primary sand dune ridges which align themselves parallel to the ocean beaches. They begin on the ocean side at the mean high tide line of the ocean beach and extend over the first dune ridge to the lowest elevation in the depression behind it commonly called the dune trough. This is the foredune and does not include any slopes of the adjacent landward dune.

However, in areas where the frontal dune has experienced erosion and is less than 15 feet in height (from mean sea level to crest of dune) a 120 foot set back area should be so delineated starting from the ocean mean high water line extending towards the mainland.

(The 120 foot buffer zone allows adequate space for the establishment of an artificial frontal dune if such a decision is made in the future. The 15 foot minimum safe height of a dune is mentioned in the "Sand Dune Protection Ordinance of Brunswick County". The 120 foot set back is derived from acceptable engineering data from the Army Corps of Engineers which utilizes a 1:5 slope on the windward side of a dune and 1.3 slope on the leeward side, thus establishing the minimum base area necessary to artificially build a frontal dune 15 feet high).

Appropriate Land Uses:

The frontal dunes should be considered unsuitable for all development which would alter their natural functions. Appropriate land uses shall be limited to the following:

- 1) Elevated fishing pier;
- 2) Elevated pedestrian walkways for public access;
- 3) Conservation activities.

All of these allowable land uses should not damage or destroy the existing vegetation on the frontal dune.

Development Standards Applicable to all AEC's -

1. No development should be allowed in any Areas of Environmental Concern which would result in a violation of any rules, regulations, or laws of the State of North Carolina, the Federal government or any county or town government in which the development takes place.

2. No development should be allowed in any AEC which would have a substantial likelihood of causing pollution of the waters of the State to the extent that such waters would be closed to the taking of shellfish under standards set by the Commission for Health Services pursuant to G. S. 130-169.01.

C. Implementation - Major public actions needed to implement the Land Development Plan are listed below. Through the years, as goals and objectives are met or as changes are needed, these actions should be modified and new actions begun to meet the needs of the community.

Immediate Priorities

- (1) Complete the water system.
- (2) Enforce building code, zoning ordinance and other codes and ordinances to insure proper and safe development.
- (3) Encourage public participation in government decisions through the use of informal meetings, newsletters, etc.
- (4) Study existing tax structure and rate to determine the ability to finance needed services, i.e., policies, public works, water and sewer systems, fire protection.
- (5) Institute a capital budgeting process, seeking advisory technical help from available sources, to plan and budget for equipment and facility expansion to meet the public need.

Near Term Priorities (1976-1979)

- (1) Continue code enforcement and qualify for permit letting under C.A.M.A.
- (2) Establish a Recreation Commission and plan for a community center for local residents.
- (3) Continue to review levels of public services and upgrade as needed.
- (4) Maintain contact and communication with residents and property owners through monthly newsletters (include with water bill) and public meetings to discuss town action.

- (5) Conduct feasibility study for wastewater treatment system.

Immediate-Term Priorities (1979-1983)

- (1) Construct a wastewater treatment system.
- (2). As facilities permit, the town may revise policy concerning development of town houses and condominium complexes.
- (3) Continue enforcement procedures of the Coastal Area Management Act.

Long-Term Priorities (1983-1995)

- (1) Continue reviews and updating of the Land Development Plan.
- (2) Continue code enforcement with review and revision as necessary to protect the environment and the development of Sunset Beach.
- (3) Continue public participation program.
- (4) Upgrade services as needed for future development.

VII. SUMMARY

The Synopsis prepared in conjunction with this Plan provides a useful summary of the most important points covered previously. A discussion of the data assembly, analysis, and conclusions reached is useful at this point. The expertise of various local, county, state and federal agencies and people has been utilized in the preparation of this document with the planner acting as gatherer and technical writer. Population and economic data was provided by the U.S. Bureau of the Census, the Brunswick County Planning Department, the N.C. Department of Administration. Existing land use data was gathered from a windshield survey by DNER planning staff, with some data from N. C. State University studies. Aerial photographs used were flown by the the U.S. Department of Agriculture and the N.C. Department of Transportation. Soil limitation data was provided by the U.S. Soil Conservation Service. Water supply data was prepared by the DNER Regional Hydrologist. Data for community facilities was provided by Peirson-Whitman, Incorporated, DNER reports, Town Officials and other State agencies. Analysis of the data gathered was the responsibility of the Planning Board with the planner assisting with the non-technical definition of technical data. The major conclusions reached with the analysis of the technical data and the public participation process resulted in the Objectives, Policies and Standards Section and the Implementation Section.

VIII. TOWN-COUNTY RELATIONSHIP

Portions of the cooperative spirit between the planning staffs for the Town and the County may be found throughout this report. Population data, AEC information, and Land Classification data have been a few of the exchanges of information. Additional aspects of coordination include the exchange and participation in review of the Land Use Goals, Objectives, And Standards for conformity with the corresponding sections of the Town and County reports. Joint staff meetings in addition to the public meetings held throughout the County by the County Planning Department have resulted in a good working relationship at the staff level.

At the policy level, contact between the elected officials is on a more formal basis. Generally, the Mayor attends specific County Commission meetings at either the Town's or County's request. Additionally, a Sunset Beach Council member serves as the chairman of the County Planning Board.

IX. APPENDIX

In order for the Town of Sunset Beach to progress in an orderly and desirable fashion, it is of utmost importance to obtain the opinions and responses of its residents. The information you supply in the following questionnaire will be of great value in helping the Town officials in developing goals and objectives for the future development of Sunset Beach.

1. Do you live in Sunset Beach year round? (Yes) YES (No) _____
2. If you live in Sunset Beach only part of the year, when do you arrive in Sunset Beach? _____ When do you leave Sunset Beach? N/A
3. In what City do you live when not in Sunset Beach? N/A
4. Why did you choose Sunset Beach as a place to live? (Check below)
 - a. _____ Reasonably priced house or land
 - b. ☒ Good place to raise children
 - c. _____ Close to friends and relatives
 - d. ☒ Quiet
 - e. ☒ Pleasant surroundings
 - f. _____ Close to work
 - g. _____ Low taxes
 - h. ☒ Other, explain we love the beach
5. What would you most like to see improved in Sunset Beach? Stricter zoning
6. What things do you think have been neglected in the Town? too much to go into at this point in time
7. Would you like to see more commercial establishments in Sunset Beach? (Yes) _____ (No) ☒ If yes, what kind? _____
8. Would you like more multi-family housing units built? (Yes) _____ (No) NO
9. How would you like to see Sunset Beach develop in the future?

strictly as a family type beach community with very minimum commercialization - I would like to see more recreational development. A leisure - recreation oriented community best suits Sunset beach - there is no place for a bustling metropolis or suburban life here

The answers to the following questions which pertain directly to municipal services will be considered by the Town Officials in determining the level of services you, the citizens, want and need.

1. Do you want a municipal water system (basic to lower fire insurance ratings and public health)? YES
2. Should the Volunteer Fire Department become a town-funded operation? NO
3. Should the Town establish a 40-hour work week with someone in the Town Hall on duty? YES
4. Should the Town establish a Public Works Department with a full-time employee to handle the work load? YES
5. Should the Town establish a full-time professionally trained police department? Definitely - the sooner the better !!!
6. Should the Town provide for Public Life Guard Service on the beach during the summer session? YES
7. If you think the Town should be providing the above services, which ones are you willing to be taxed for in order that the general health, safety, and public welfare may be protected? All - ~~the~~

PUBLIC PARTICIPATION SUMMARY

1. Evaluation of your Public Participation Program

- A. Does your land use planning depend on the local planner for direction or does citizen involvement offer direction?

Planner provides alternative directions for Planning Board to choose from. Land Development Plan done last year being revised in light of Guidelines.

- B. Unique features of your public participation program that might be useful to other communities.

Strong support from Property Owners Association indicated by response to survey mailed out.

- C. How did you develop your Public Participation Program?

The past efforts in public participation began with a mail out survey last year to prepare a Land Development Plan. A follow up meeting included the proposed Goals and Objectives and the Development Plan.

- D. Do you consider your public involvement a success? Please explain.

Relatively - small town (120 population) in which public meetings to explain CAMA and solicit response have been well attended.

- E. List some key citizens in your public participation program: names, phone numbers.

Frances Kanoy

Mayor Shelton Tucker

Ed. Gore

A.O. King

2. Steps taken to inform local citizens about the CAMA program

- A. Newspaper Brunswick Beacon and Southport Pilot have both had informative articles on CAMA

- B. Radio

- C. Television

- D. Bulletins, Leaflets, Newsletters CAMA brochures, brochures, Guidelines, Summaries, The Public Participation Handbook, and Copies of The Land Development Plan, Sunset Beach, have been made available to the public at Town Hall.

- E. Other Methods

Mail out surveys, public meetings, regularly scheduled Planning Board meetings.

3. Opportunities for citizens to provide input into land use planning

- A. Personal interviews Because of large number of absentee owners this method has not been used.
- B. Surveys Initial survey mailed out last year. Followed by proposed Goals and Objectives mail out. Response to first was 70%. Second led to meetings at which 25 people (out of 120) attended.
- C. Workshops and public meetings Regular monthly Planning Board meetings to discuss CAMA work. Meeting in September will delineate TAPCs.
- D. Other Opportunities Citizens have had the opportunity to participate in the Land Development Plan prepared last year and have also been included within the Brunswick County Planning Program.

4. Quality and quantity of feedback from the public

- A. Approximate percentage of community providing input Initial survey return was 70%. Second mailing resulted in 20% of population attending meetings. Regular Planning Board meetings are not attended by more than one or two citizens.
- B. Are all ethnic groups and social strata involved? yes
- C. Are non-residents and non-voters involved? yes
- D. Future participation activities planned A Third mailing is planned to include the revised Goals and Objectives and a listing of TAPCs.
- E. How are you reflecting the responses you are receiving into the land use plans? The Completed Land Development Plan was derived directly from Survey responses. Changes required by the Guidelines will, as much as possible, continue to reflect the opinions and desires of the citizen and property owners of Sunset Beach.

Person Filing Report _____

Name of Community _____

Date of Report _____

NOTICE OF JOINT PUBLIC HEARING

**ON
LAND USE PLANS
BY**

**BRUNSWICK COUNTY, THE TOWN OF
SOUTHPORT, THE TOWN OF LONG
BEACH, THE TOWN OF HOLDEN BEACH
AND THE TOWN OF SUNSET BEACH**

NOTICE IS HEREBY given that The County Of Brunswick, The Towns of Southport, Long Beach, Holden Beach, and Sunset Beach will hold a joint public hearing to receive comments, recommendations and request for changes in land use plans that are proposed to be adopted in accordance with Chapter 113A of the General Statutes of North Carolina. As required by said statute and the planning guidelines promulgated thereunder the above mentioned towns and county are required to adopt said land use plans prior to MAY 21, 1976.

This public hearing will be held THURSDAY, MAY 6, 1976, IN SUPPLY, NORTH CAROLINA AT THE AGRICULTURAL EXTENSION BUILDING. All interested citizens are urged to attend and express their views.

Copies of the proposed land use plans are available for public inspection in the County Courthouse in Southport or at the county Planning Department in Southport.

(4-28ct)

pratt's board Longbeach board.
against the town planning board.

BY 1011 НОРЧАС

there are areas such as towns and development; where population growth is taking place and must have sewer and water facilities. Including the development in all of these areas, the state has said the total area for sewer disposal should not be over 15 square miles. The county has limited yearround population with a large seasonal population.

square miles. The county has a large seasonal population. recommended 70 square miles for urban type development in the county. The reason for this proposal was that there already was a need for water and sewer services in the biggest portions of the county, such as water, sewer, police and fire protection, are provided.

and fire protection, are provided. However, the towns, including those towns who have opted for the county to do their planning, will decide for themselves whether they want to allow high rises such as several-story ocean front condominiums, hotels or apartments.

Among the land use policies tentatively approved by the county is a "compact road policy" which basically says that any land under development, now can continue to develop.

now can continue to develop. Road growth and development will be discouraged in areas where septic tank and sewer services are not available, according to the county's land use plan, Sutton said.

Growth in productive agriculture and productive forestland will also be discouraged, according to the plan, Sutton said.

However, Ms. Irene Kellagher, a member of the planning board, said the county will not discourage growth in areas where septic tank and sewer services are not available, according to the county's land use plan, Sutton said.

Growth in productive agriculture and productive forestland will also be discouraged, according to the plan, Sutton said.

[illegible]

reek, Limited, moderate or very little development is approved for Waccawaw Township. Leland is planned for continued or moderate growth as services are available.

family residences, low profile housing and high rises. Apartments are approved where a full range of services, such as water, sewer, police and fire protection, are provided.

towns who have opted for the county to do their planning, will decide for themselves whether they want to allow high rises such as several-story ocean front condominiums, hotels or apartments.

Sutton said the county land use plan is "permissive". The towns still have their own options. They can have no-

The towns of Shalotte, Shady Forest and Calabash have restrictions against high rises in their plans. Yaupon and

However, Ms. Dene Kellagher, a member of the planning board,

representing Lockwood Folly, who has repeatedly expressed opposition to the high rises and the county planning

She charged that the county planning board is "run by developers who are interested in their own self-gain" and said the citizens of Reminick County

She said because the county's plan is permissive, *farmers* are able to sell land, whether or not *rapid* tanks can be used on the property or not.

"The citizens of Brunswick County have said they don't want another Myrtle Beach, but that's what they're going to get," she said.

public. All citizens are urged to attend.

bulletin was posted for the
escaped convict.

The escapee, Bruce Gaskins, 29, was transferred to the New Hanover County prison unit. He

was serving time for breaking, entering and larceny and for a previous escape.

842-479

JAB

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April 22P

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ing meals and lose weight.

Coastal Drugs

May 20 P

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GOLF COURSE LOTS, Shal-

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ington or Judy Yarbrough.

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April 29

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A. Yes. Under the circum-
stances you describe most
policies insuring private pas-
senger autos would provide
coverage for your mother-in-
law, and without additional
charge. However, your policy
will not provide coverage for
your mother-in-law driving a
car that she owns.

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LEGAL NOTICE

Notice is hereby given, in accordance with the
provisions of the "Coastal Area Management
Act of 1974," that the Town Council of the
Town of Sunset Beach will hold a public
hearing to hear comments and recommenda-
tions from public and private parties
regarding a proposed land use plan for the
Town of Sunset Beach. The hearing will be
held at the Town Hall at 7:30 p.m. on May 19,
1976. Copies of the plan are available for
inspection in the Clerk of Court's office in the
courthouse and at the Town Hall between the
hours of 9 a.m. and 12 weekdays. Comments
and recommendations received will be
considered for incorporation into the plan
prior to its adoption.

..Notice given this date, April 21, 1976.

Jim Taylor
Sunset Beach planner

E WHERE IT PAYS...